

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - June 1, 1965 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, Chairman, Rudolph Susman,
E. H. Settle, George E. Randolph,
Anthony M. Mastrovich.

Others Present: J. E. Stockton, Secretary, Mr. & Mrs.
Carmine A. Monte, Amos Raso, Don Warner.

Mr. George Randolph presided as acting chairman in the absence
of Mr. Warren Turner.

I. PATIO ROOF VARIANCE - MONTE RESIDENCE - 1940 BUNTING AVENUE

Mr. George Randolph opened the discussion for the requested
patio variance at 1940 Bunting Avenue. The front entrance
faces on Bunting Avenue rather than on 20th Street; therefore,
the side-lot is in essence the backyard. As Ordinance requires
25 feet for backyard, and side-lot requirement is 5 feet,
Mr. Warner stated that a change of front door location would
allow this building. Since this would be impractical and have
no bearing on the external effect, it was recommended that
Mr. Monte be allowed to build this patio with its supports -
5 feet from North property line.

A motion was made by Mr. Susman and seconded by Mr. Mastrovich
that the variance be allowed. Motion carried.

Mr. Turner upon his arrival assumed the duties of chairman.

II. REQUEST FOR CONDITIONAL USE - SOUTHWEST CORNER OF 7TH & MAIN

Mr. Raso requested Conditional Use of this corner in conjunction
with the adjoining lot on Colorado Avenue already being used
for used car sales rather than haphazard parking now in
existence. The car-sales lot would be of a temporary nature -
possibly two years. The Board requested a letter from Mr. Raso
agreeing to the two-year limit. Mr. Raso agreed to comply.

A suggestion was made that the area be blacktopped. Mr. Raso
stated that the cost of blacktopping was prohibitive. Mr.
Warner suggested an oil-coating, dust-retarding base from
Gilsonite. Mr. Raso agreed to graveling the area and dust
coating same. It was also agreed that no building would be


done on these lots in conjunction with the car sales.

The question was raised as to the Boards' right to limit the time on Conditional Use requests. Mr. Turner proposed that the Planning Commission be informed that an amendment should be made to the Zoning Ordinance allowing the Board of Adjustment and Appeals to restrict Conditional Uses to specific time limits.

A motion was made by Mr. Mastrovich and seconded by Mr. Settle that the Conditional Use be allowed. Motion carried.

III. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:40 a.m.



Don Warner
Development Director